

SIZWE - ERF RE OF PORTION 1 OF FARM RIETFONTein 61 IR

GOVERNMENT PROPOSAL TO DEVELOP THE PROPERTY

15 July 2013

REPORT TO URBAN MANAGEMENT

Compiled by

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SIZWE - ERF RE OF PORTION 1 OF FARM RIETFontein 61 IR

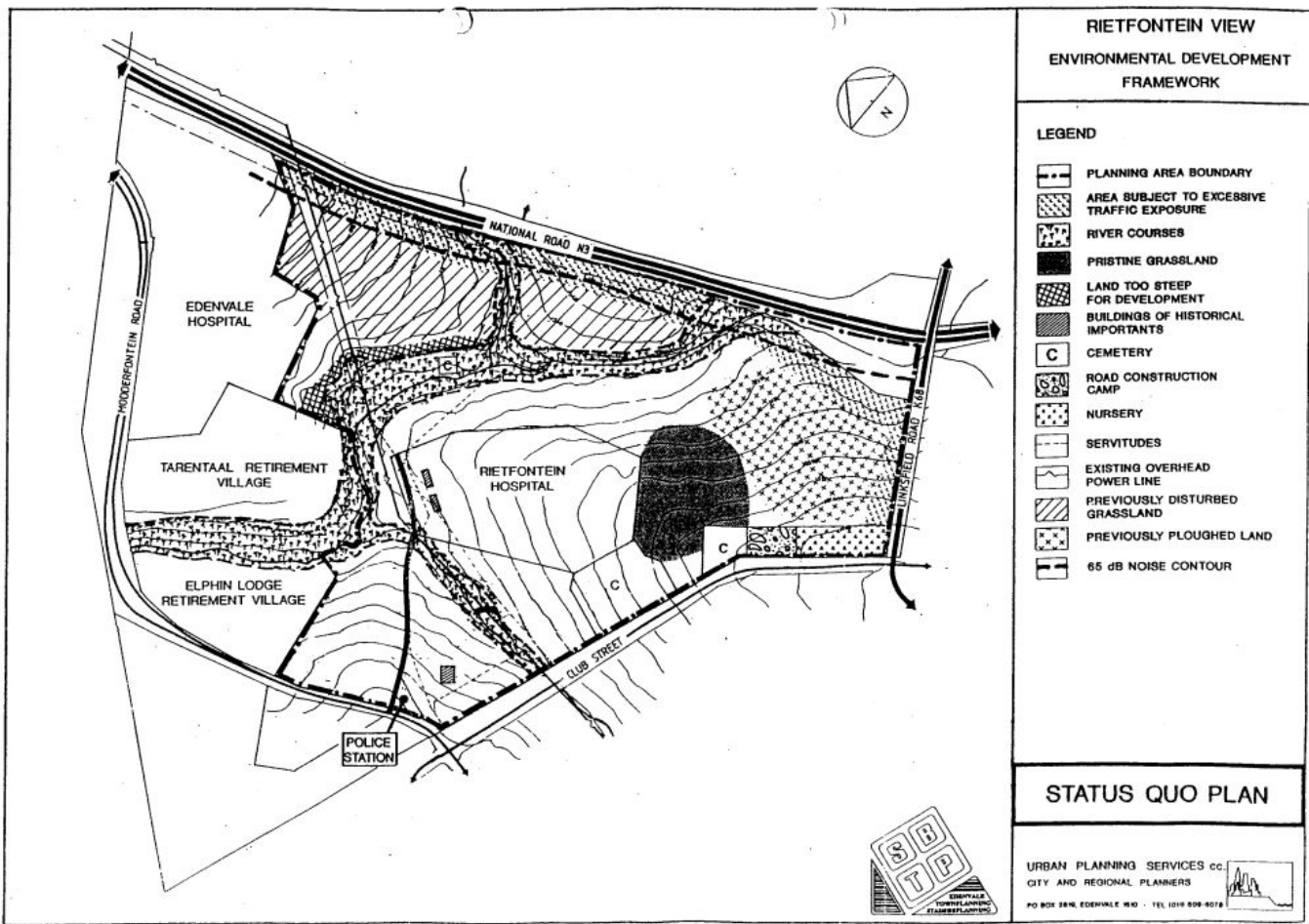
GOVERNMENT PROPOSAL TO DEVELOP THE PROPERTY

BACKGROUND:

1. In December 2011 the Department of Public Works advertised their intention to develop this property. See Government Tender Bulletin of 9 December 2011 - *Annexure A*
2. In reply to questions asked by MPC Jack Bloom in May 2013, the Gauteng Provincial Legislature, Local Government and Housing, replied on 4 June 2013. *Annexure B*
3. The tender was for an integrated residential development on the property Ref No. HLA 4/2/4-2011/23 including 2 schools, a community centre, a youth centre, and four community parks, to be managed by the developer.
4. The winning bidder, Equicent Infrastructure Development, included 8 000 residential opportunities across the gap/affordable housing, rental and bonded residential market
5. The 171 hectare property was evaluated by the Department at R80 million. It is zoned Agricultural.
6. MPC Jack Bloom had pointed out the "sensitive environment of this area, including pristine Bankenveld grasslands, over 6 000 graves, archaeological sites, sundry heritage sites and the Jukskei River."

In response the Department of Housing wrote that they are required to follow all legal prescripts pertaining to any development that they undertake and that this project will not be exempted to any.

7. The proposal suggested a period of 18 months to conduct an EIA and Township application but the date of awarding the tender was not given in the above documentation.
8. It is not known at this stage if an Environmental Assessment Practitioner (EAP) has been appointed. There has been no advertising or notice of this process being started.
9. In view of the complicated and sensitive conditions on the property, it is not feasible to undertake any planning without a full Environmental Impact Assessment being conducted and approved by the Gauteng Department of Agriculture and Development.



The above map shows the Status Quo on the property in 1992

RECENT HISTORY OF THE PROPERTY:

1. In 1992 about 30 ha of pristine Bankenveld grassland were discovered on the property on the southern side of the Rietfontein Hospital (name subsequently changed to Sizwe Hospital). A team of concerned members of the community, undertook to identify the flora and fauna of this area, as well as other important environmental concerns.

Over 500 different types of plants were identified, including over 15 species of grasses,

2. The property was then in the Municipality of Edenvale and their Council had sketch plans for developing the property as a full township, including some light industrial stands, offices, business and residential.
3. The concerned community formed a group called Friends of Rietfontein and made representation to Edenvale Municipality regarding the preservation of the grasslands.

4. Edenvale Municipality permitted.....

4. The Municipality of Edenvale permitted Friends of Rietfontein to hold a public meeting—attended by over 250 people, to explain the importance and sensitivity of the area. The overwhelming consensus was that the grasslands must be preserved as National heritage.
5. Subsequently Gauteng Legislature was shown the proposal and it was well accepted with one condition - that more grassland/open space be saved.
6. In about 1995 the property was included in the Municipality of Johannesburg.
7. In about 1996 Provincial authorities drew up a plan for development of the property. This development did not take the grasslands into consideration.
8. At this stage, a genealogist, Barbara Yudelowitz, listed the names of over 6 000 people who were buried on the property. Only about 3 000 of these graves have been identified on the site. The locality of some of the other grave sites is only known by word of mouth. For example, the children's graves site may have been located on the southern side of the site in the vicinity of the open ground which gives access to the shopping centre. A member of the public remembers playing around the graves as a child, about 40 years ago.
9. A group of concerned doctors formed the Rietfontein Interest Group to analyse and to monitor the proposal. A major concern was that many of the people buried on the property had died of smallpox (and other infectious diseases) and that exhuming these, or disturbing the graves, could unleash an epidemic.
10. In 1997/8 A submission was made to the Transitional Metropolitan Council of the City of Johannesburg in the form of a Land Development Objective to consider the following issues:
 1. The hospital should remain and should be upgraded
 2. The land surrounding the hospital could be sensitively developed, taking into account the graves, the valuable pristine Bankenveld grasslands, the archaeological sites the historical buildings, etc.
 3. Any development should be medical related in the form of a Medical Park. This would include research facilities, offices, possibly medical education facilities, storage, manufacture of drugs, etc. The only residential provision would be for employees of the company/companies occupying the Medical Park.

11. During 1997/8 an appointed Development Agent made proposals for the development of the land. These were presented at two public meetings which were so badly advertised by the development agents, that few people attended. At another meeting of the development agent with Rietfontein Interest Group and rate payers organisations the agents recommendations were severely criticised. Again, the grasslands were ignored.
12. In 1996 the name of the Rietfontein Tropical Disease Hospital was changed to "Sizwe Tropical Disease Hospital."
13. The shopping centre alongside the N3 motorway was constructed between 1996 and 1998. Plans had been submitted to Edenvale Municipality, because the shopping was built on land which previously fell under Edenvale. It is not clear which municipality supplies services to the shopping centre. However, they built a structure over the Jukskei River to carry their sewerage to the outfall sewer on the eastern side of the Jukskei River, between the river and the motorway. This sewer has been problematic and there have been some very bad sewer spills into the river.
14. During 2005/2006 the Gauteng Department of Health proposed to sell of the land on which the Tara Hospital is situated and move Tara to Sizwe. The property was surveyed and a feasibility study was undertaken. The Rietfontein Interest Group re-grouped briefly and vehemently opposed the proposal.

It is not known why the proposal was abandoned, but it is thought that the cost of relocating Tara would be considerably more that the amount they would have received for the sale of the land on which Tara Hospital is situated.

15. In 2007 there was a riot by about 50 of the patients of the Sizwe Tropical Diseases Hospital. These patients had been diagnosed with Multi-drug Resistant Tuberculosis and were isolated to prevent the infection spreading. These patients wanted to go home over week-ends. Permission was denied because of the danger to the community.

It was suspected, at that time, that MDTB could spread to epidemic proportions if not contained.

16. During 2005 and 2006 Mr James Wickstrom began building structure on the corner of Linksfield Road and Club Street Extension. Mr Wickstrom claims that he owns the land but that he has not taken transfer as yet (2013) because he bought it from Province on 'deed of sale.' There have been numerous complaints from the public regarding Mr. Wickstrom's (and his ex-wife Amanda's) use of the property—mostly regarding noise. They are currently letting the buildings and deriving an income from them.

The City Council has a court case at present to get an interdict to demolish the buildings.

See Annexure C

PRESENT SITUATION

1. The current status of the proposed development by Gauteng Legislature, Local Government and Housing, on the land is not known.

1.1 **Environmental Impact Assessment (EIA):** Have the winning bidders, Equicent Infrastructure Development, appointed an Environmental Impact Practitioner (EAP)? If so, who is this, and what stage is the Environmental Impact Assessment?

1.2 **Public Participation:** There has been no public participation, and, other than the tender in December 2011, the public has not been notified of the intentions in the proposal.

After the article in The Star on 26 June 2013, there have been numerous objections from the public regarding this development. Most of the concerns are in regard to the health problems and damage to the environment, but others are about the traffic generation and questions regarding provision of services.

1.3 **The status of the winning bidder is in question:** The report from Gauteng Local Government and Housing (*Annexure C*) claims that Equicent Infrastructure Development "constitutes a consortium of companies with extensive experience individually and collectively in the development of residential estates similar to the development envisaged ..." Yet all attempts to find out more about this company show that they have been in existence for only 4 years and have not yet submitted key financials.

According to South African Companies website, Equicent has three current officers, Daniel Ron, John Ron and Greg Ron.

All attempts to find out other information has shown that these three officers have other private companies, e.g. ATC South Africa Wireless Infrastructure and Inkanyeli Infrastructure, both of which are also only about 4 years old and have not yet submitted key financials.

Equicent Infrastructure Development is not registered with CIPRO.

Thus it is difficult to track their experience in this type of development.

2. **Existing development on the property:**

The property is about 171 ha in extent.

2.1 **The Sizwe Tropical Diseases Hospital** is situated more or less in the middle. This hospital has an important history and present function as a tuberculosis hospital and cannot be altered without very careful health concerns. It also has a number of buildings which are over 100 years old and many of the others are over 60 years old

2.2 **The Sandringham Police Station** is situated in the north west corner of the property, just off Modderfontein Road.

2.3 **The Nursery** on the corner of Linksfild Road and Club Street Extension. This nursery has been in existence for about 30 years and had a lease with the Dept. of Public Works. This lease has not been renewed pending the possible development of the property. The original buildings for the nursery all have approved plans—approved by Edenvale and a nursery is in accordance with the zoning of the land. It has served the local community well and continues to be much-needed facility.

Since there are no approved plans for the illegal buildings on the south-west of the property, it is not known what happens to the sewerage from these buildings. It is possible that this sewage is leaching into the Jukskei. This had a negative impact on the river conditions in Alexandra, a few kilometers downstream.

- 3.2 **The Bankenveld Grasslands:** During the 1990s the Rietfontein Interest Group conducted various studies on this remarkable area. This pristine Bankenveld grassland, unique to the Highveld, contains 500 species of plants, including about 30 species of grasses, 21 species of forbs, a high diversity of insects, 72 types of birds, and mammals such as Vervet Monkeys, African hedgehogs, genet, meerkat and mongooses. There is also an indigenous snail, which indicates a relatively undisturbed biome. A bird count conducted in July 2007 (in the middle of winter) demonstrated 40 species of birds identified in less than 3 hours.

A study undertaken by Gauteng Department of Agriculture Conservation and the Environment during the 1990's showed: "The site inspections indicated that the whole property is situated on a watershed, which implies that numerous drainage lines flow through the property." At least two drainage lines start in the area. This is an important aspect of the site as this has definite positive influences on the water quality. The catchment area is relatively undisturbed and feeds the outflow, which influences the Jukskei River further downstream.

- 3.3 **Graves:** Over 6000 names of people buried on the property have been recorded but only about half of the graves have been located in recent years. There is reason to suspect that there are several exclusive cemeteries, e.g. a Jewish Cemetery, but all the locations are not known. Persons buried in these graves died of smallpox, TB, bubonic plague, etc. About 30 years ago, the World Health Organisation officially declared that the threat of smallpox had been stamped off the face of the earth. However, smallpox virus may survive on bodies up to 100 years. Indiscriminate excavating at Sizwe could unleash a smallpox epidemic which could kill off millions of people under the age of 30 who were never inoculated against this killer disease.
- 3.4 **Rubbish dumps:** There are several dumps of archaeological and medical history value, over 70 years old, in which hospital waste is found, which could be toxic and contain other diseases. These dumps have been covered up and overgrown, so their location is not apparent.
- 3.5 **Burial pits for animals which died of anthrax:** The location of these is not known. One hundred years ago the property, other than that on which the hospital was located, was used for farming. In those days it was not customary to burn carcasses of animals which died of anthrax.
- 3.6 **Illegal dumping:** The whole property has become an illegal dumping ground. The site is unfenced and Government's Public Works Department has been totally negligent. It is inadequately patrolled. This potentially outstanding tourist attraction is being allowed to become a filthy, smelly, unsafe blight. The run-off of toxic matter into the Jukskei must be horrific. The authorities are doing nothing about it.

In response to complaints in 1999 the Cleansing Department of the Eastern Metropolitan Local Council dug a trench around the perimeter of the property. This effectively stopped trucks from driving onto the property for several years. Unfortunately these trenches eventually became filled in, enabling the illegal dumping to start again.

The toxic waste is leaching into the Jukskei River.

Annexure A

90 GOVERNMENT TENDER BULLETIN, 9 DECEMBER 2011

GAUTENG DEPARTMENT OF LOCAL GOVERNMENT AND HOUSING
PROPOSAL FOR AN INTEGRATED RESIDENTIAL DEVELOPMENT ON THE FARM RIETFontein
REF No. HLA 4/2/4-2011123

Gauteng Department of Local Government and Housing hereby invites tenders to bid for proposed inclusionary Housing Development Projects in the Remaining Portion 1 of the farm Rietfontein 61 IR.

Pre-qualification requirements are as follows:

- Accompanied by the Tax Clearance Certificate.
- Present a comprehensive development proposal for the subject property as mixed land use development, an array of housing opportunities including affordable housing units supported by ancillary uses.
- The proposed development is a partnership between government and private sector and therefore an appropriate development model will be agreed upon.
- This request for proposals calls for all developers with relevant and appropriate experience to delivery a projects of this nature.
- Can provide funding for the development including bulk services contributions toward bonded units to the local authority.
- Prospective developers must demonstrate that it will carry total development risk.
- Will undertake all marketing and sales of units within the proposed development unless with per agreement.

Further information is obtainable from the Department of Local Government and Housing, corner of Market and Sauer Streets, Johannesburg. Contact persons: Mr A. van der Walt on (011) 630-5146 during office hours. Compulsory briefing will be held on the 13 December 2011 at 10h00 am at the Department of Local Government and Housing.

Tender documents can be obtained from the Supply Chain Management Section on the 7th Floor, Department of Local Government and Housing Building, 37 Sauer Street, Johannesburg, between 09:00 and 15:00 from 5th December 2011. SCM staff you can contact Mr. Matula Mukwevho and Nomsa Mmileng at (011) 355-4951 or (011) 355-7413. The documents is R300,00 non refundable.

Completed tender documents clearly marked with the relevant reference number and placed in a sealed envelope must be deposited in the tender box on the Ground Floor foyer at the Department of Local Government and Housing Building, 37 Sauer Street, Marshalltown, Johannesburg, not later than 11:00 am on or before 6 January 2012. Faxed, electronic or late submissions will not be accepted.

Only companies who have submitted all of the above information will be considered for evaluation process. The Department of Local Government and Housing is under no obligation to give reasons for non-acceptance/rejection of any submission. All short listed bidders will be subjected to undergo a security screening in terms of section 2 (1) (b) of the National Strategic Intelligence Act 67 of 2002 as amended.

Annexure B

Number: 060
Date: 04 .06 .2013

GAUTENG PROVINCIAL LEGISLATURE

REPLY

LOCAL GOVERNMENT & HOUSING

SUBJECT: REPLY TO A QUESTION FOR WRITTEN REPLY From: The
MEC FOR LOCAL GOVERNMENT & HOUSING To: ALL MEMBERS OF
THE LEGISLATURE (MPLS) Reference: QUESTION 5.LG&HS060



GAUTENG PROVINCE
HOUSING
REPUBLIC OF SOUTH AFRICA

Mr. V. R. P. Skosana
The Secretary to the Legislature
Gauteng Provincial Legislature
JOHANNESBURG
2000

Dear Sir

Eng: Bongani Moko
Tel: 011 259 2339

PROCEEDINGS DEPARTMENT	
REPLY TO QUESTION NO.	060
DATE: 4-6-13	REPLY NO: 60
TIME: 09:00	
SIGNATURE:	

QUESTIONS POSED BY THE LEGISLATURE FOR 5 LG&HS060 TABLED BY MR J BLOOM OF THE DEMOCRATIC ALLIANCE (DA)

QUESTION NO. 5. LG&HS060

Please receive responses with regard to the proposal for an integrated residential development on the remaining Portion 1 of the farm Rietfontein 61 IR REF No. HLA 4/2/4-2011/23

Question (i)

What proposals were received for this;

Response:

The submissions received are proposals for the development of an inclusionary integrated residential housing development with emphasis on catering for the gap and or affordable market amongst other categories of residential as well as commercial categories and social amenities to be developed on this portion of land. The brief also required the bidders to be in a position to finance the development from planning including infrastructure.

Question (ii)

In each case in (i) above, what was the amount in rands and cents that was tendered by each company;

Response:

This was a call for proposals and the size and composition of the development was reliant on the creativity and innovation from the bidder, however there was a requirement that a proportionate split of 70:30 in terms of the housing segment / typology split must be achieved.

POTENTIAL BIDDER	LAND VALUE
Arcuss Gibb	None
TBN Tlouneo Business Enterprise	None
Emendo Town and Regional Planners	None
LTE Consulting	Profit Sharing agreement
Equicent Infrastructure Development	% of income generated from total development
TN Molefi Properties	None
Inkanyeli Properties	R160 million

Question (iii)

Which company was chosen for this?

Response:

Equicent Infrastructure Development

Question (iv)

Why was this company chosen?

Response:

This company constitutes a consortium of companies with extensive experience individually and collectively in the development of residential estates similar to the development envisaged by the Department. The bidder have also demonstrated their understanding of the residential market by firstly providing proposals for accommodation at affordable price packages based on its extensive experience in the field and secondly what product will be appropriate for the volatile market . The subject proposal has also offered value for money in that it presented the Department with a costing and pricing of the "affordable housing units" which in our considered view will address beneficiary group targeted in this development.

It is also proposing the construction of 2 schools, a community centre, a youth centre, four community parks which parks will be maintained by the developer for a period of 10 years including a hospital, police and fire station at no cost to government which none of the other bidders offered. The latter elements were

not presented in any of the other proposals. The company and its partners mentioned in the proposal received have a track record on developing such developments in Gauteng and other parts of the country.

Other proposals such as the one from T N Molefi Properties (and it is clear from a professional perspective in its proposal that it does not grasp issues such as residential density and capacity of the property thus suggesting a total of 21 000 residential units - the highest number from all proposals) has overestimated the potential yield of the site comparing the site considering the need for other social amenities including a road network.

The estimated timeframes related to planning and construction was also unrealistic and was thus not successful. Arcuss Gibb and LTE Consulting in turn are companies rendering professional services and are not developers with a proven track record in the construction field. The Arcuss Gibb proposal did not address the core of the proposal and only went as far as planning with further proposals for top structure development. Emendo Town and Regional Planners and TBN Tlouneo Business Enterprise have failed to include a proposal for consideration which proposal responds to the Terms of Reference.

Question (v)

What are the details of their proposal?

Response:

This proposal will see the development of some 8000 residential opportunities across the gap / affordable housing, rental and bonded residential market. Furthermore, the location of the site lends itself well to integrated and infill development in line with government's Comprehensive plan for Sustainable Human Settlements: Breaking New Grounds that would like to see human settlements on well located land, in proximity to job opportunities but also development that will optimize available infrastructure and take advantage of accessibility to public transport etc. This proposal clearly demonstrated and responded to the overall governments approach to de-racialise new settlements.

Elements as highlighted in question 4 also forms part of the proposal as listed above. The proposal further provides for levels of cross subsidization thus ensuring greater levels of affordability to the end user or beneficiary in the lower category of the residential market.

Question (vi)

How much is the winning company supposed to pay in this matter?

Response:

The subject property was evaluated by the Department at R80 million and it is expected that the Developer will compensate the Gauteng Provincial Government for land as and when a housing opportunity is sold to a beneficiary who would have successfully applied for a mortgage bond from any of the financial institutions. It was not the intention of the Department to sell the subject property to any or the successful bidders nor was it a determining factor in who will be awarded the bid.

Question (vii)

How many hectares does the project cover?

Response:

171 hectares

Question (viii)

What precautions are being taken with regard to preserving the sensitive environment of this area, including pristine Bankenveld grasslands, over 6 000 graves, archaeological sites, sundry heritage sites and the Jukskei on the east?

Response:

As part of the terms of reference and requirements that were put forward to all potential bidders it was made very clear that they will have to undertake all planning process at their own cost before any development can take place. An Environmental Impact Assessment (EIA) process will be required for a development of this extent which amongst other things will propose measures to address issues of environmental sensitivity, areas of conservation including the protection of wetlands, rivers and other natural waterbodies if found to be present on the site.

Question (ix)

What rezoning and public participation process needs to be followed in this matter; and

Response:

The department of Housing is required to follow all legal prescripts pertaining to any development that we are undertaking and therefore this project will not be

exempted to any. The developers therefore will be required to follow all legal process towards the development of this project without exception.

The site is currently zoned "agricultural" and will require a full township establishment application to be submitted to the City of Johannesburg Metropolitan Municipality. Public Participation as per the Environmental Impact Assessment (EIA) requirements will be conducted with interested and affected parties as per any development. Opportunity will also be afforded to the public to comment at various stages of the development during the town planning process.

Question (x)

When is it expected that work will begin and conclude in this matter?

Response:

No professional work with the exception of a feasibility study and valuation was conducted for the subject site and it is also a requirement from the successful developer to undertake all necessary legal processes to ensure a legally established township. This proposal suggests a period of 18 months to conduct such studies, EIA processes etc before construction can commence.



MS. L. H. MEKGWE: MPL
MEC: Local Government & Housing
Date: 03/06/13

*Annexure C***ISSUES REGARDING THE ILLEGAL BUILDINGS ON THE SOUTH WEST CORNER OF FARM REITFONTEIN 61 IR, RE OF PORTION 1**

James Wickstrom started building these structures around 2005. His wife, Amanda ran the Voodoo Lounge restaurant and the night club. Some of the other structures were rented out.

This flagrant illegal development was reported to Johannesburg Environmental Health, Region 7, Mr Skrik Viljoen on 1 April 2006. As no reply was received, the same e-mail was sent to Mr Peter Magni (RSDF Region 3), to Councillor Shirley Ancer, (councillor for Ward 72 on the opposite side of Club Street, to Mr van Deventer of Environmental Health on 16 July. All attempts to contact Councillor Meisie Modiba for Ward 81, in which the property lies, proved futile. Eventually, on 6 August 2006 an Inter-departmental Memorandum was received with instructions to refer the matter to Department of Development Planning, Transportation and Environment (Town Planning)

On 3 April 2007 an e-mail was sent to Ms Heather Trumble, Plans Examiner, Development Control (with a copy to Ms Marietjie Reineke, Urban Development,) and others) regarding the buildings on the property. Ms Trumble replied promptly that there were no approved plans and that she would refer the matter to the building inspector.

It is not known what action anyone from the Council took at this stage

During 2010—and subsequently—the noise emanating from these illegal buildings (particularly over the week-ends) was intolerable for residents living within a 2 km radius of Sizwe. Numerous complaints were referred to Environmental Health, Noise Control, and on occasion, an inspector visited the site.

The illegal use of the buildings was reported to Urban Management on several occasions during 2010 and early 2011. No action seems to have been taken. Apparently Environmental Health had issued permission for the use of the buildings. This is questionable as the use is contrary to the land use, and there are no approved building plans. An occupational certificate can only be issued for public gatherings if there are approved plans.

At this stage Mr Wickstrom started claiming that he owned the land by 'deed of sale' and that he would be making application for permission to use the property. The noise and disruption continued.

The electricity is supplied by Johannesburg City Power. Early in 2012 it was reported that Amanda Wickstrom's electricity account was in arrears for almost R400 000. It has now grown to about R900 000. It is inexcusable that City Power had not disconnected the line. Apparently it is connected to the traffic lights on the intersection of Club Street, Linksfield Road and Civin Drive. Surely the City has an electrical engineer who can sort out this mess!

Finally, by mid-2011 it was reported that the matter had been handed to the City Council's attorneys. Two years later, despite the on-going court case whereby the City of Johannesburg is trying to get a court interdict to have the buildings demolished, Amanda Wickstrom still derives rental from the buildings on the site. She is also, presently, being declared voluntarily insolvent. This is a ploy to get away with not paying the electricity account which is in arrears.

Page 59 Clause 3.1.7 Facilitating Sustainable Housing Environments in Appropriate Locations

:A mix of typologies to be constructed on the Farm Rietfontein

Construction of Rental stock on the Farm Rietfontein to support a range of income earners”

REGIONAL SPATIAL DEVELOPMENT FRAMEWORK: 2010/11
Administrative Region E

SUB AREA 28 (FARM RIETFONTEIN)
<p>FARM RIETFONTEIN</p> <p>(DOWERGLEN EXTENSIONS, FARM RIETFONTEIN)(VARIOUS MEDICAL INSTITUTIONS: EDENVALE HOSPITAL, NATIONAL INSTITUTE FOR VIROLOGY, RAND AID ASSOCIATION, SIZWE TROPICAL DISEASE HOSPITAL AND THE SOUTH AFRICAN INSTITUTE FOR MEDICAL RESEARCH)</p> <p>This is a large, relatively underutilised Sub Area and is one of the last remaining open tracts in the city. It is the location of critical public health institutions.</p> <p>The Sub Area is located within a GMS Consolidation Area. Relevant GMS guidelines will apply (See Section 3 and the SDF 2010/11)</p>

DEVELOPMENT OBJECTIVES	
To reinforce this area as an institutional node focusing on the medical field. To promote residential development	
INTERVENTIONS	GUIDELINES
1.1. Support low income residential development within the Sub Area	<ul style="list-style-type: none"> ▪ Implement the Alexandra Development Framework (2002). ▪ Support 70-200du/ha within the Sub Area.
1.2. Contain the neighbourhood nodes in the Sub Area	<ul style="list-style-type: none"> ▪ Contain the Linksfield Terrace Centre on Linksfield Road to its current development footprint.
1.3. Modderfontein Road has been identified as a Mobility Spine	<ul style="list-style-type: none"> ▪ Ensure easy access to the medical facilities. ▪ Provide sufficient public transport, pedestrian pathways and informal trading facilities in order to improve the accessibility of Edenvale Hospital.
1.4. Club Street, George Avenue, Linksfield Drive have been classified as Mobility Roads.	<ul style="list-style-type: none"> ▪ Limit direct access from these Mobility Roads.
1.5. Protect the quality and integrity of the environment.	<ul style="list-style-type: none"> ▪ Protect environmentally sensitive areas within the Sub Area from illegal dumping so that they may form part of the Johannesburg Open Space System. ▪ Protect the Jukskei River and its tributaries.

REGIONAL SPATIAL DEVELOPMENT FRAMEWORK: 2010/11
 Administrative Region E

	<ul style="list-style-type: none"> ▪ Promote non-residential and high-density residential development along Broadway/Allum where the roads form part of the Bruma Node. ▪ Broadway is a proposed route on the Phase 1 Bus Rapid Transit System and forms part of the Inner City Distribution Network. ▪ Support 70-90du/ha adjacent to Broadway.
	<ul style="list-style-type: none"> ▪ Support non-residential and high-density residential development along Queen Street and Marcia Street where Queen Street and Marcia Street form part of the Bruma Node.
	<ul style="list-style-type: none"> ▪ Protect and manage public open space within the Sub Area, particularly Bruma Lake and the riparian zone of the Jukskei River and its tributaries in order to enhance the public image of the node. ▪ Support business and public initiatives to manage the node.